018.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,000 / 758,000
					USE VALUE:	758,000 / 758,000
					ASSESSED:	758,000 / 758,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARTFORD KAREN A/ TRUSTEE	
Owner 2:	KAREN A HARTFORD DECLARATION	
Owner 3:	OF TRUST	
Street 1:	83 BAY STATE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HARTFORD KAREN A -
Owner 2:	-
Street 1:	83 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	255,700		502,300	758,000
Total Card	0.131	255,700		502,300	758,000
Total Parcel	0.131	255,700		502,300	758,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 587.60 | /Parcel: 587.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13363
GIS Ref	
GIS Ref	
Insp Date	12/02/17

!1584!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,700	0	5,700.	502,300	758,000		Year end	12/23/2021
2021	101	FV	247,300	0	5,700.	502,300	749,600		Year End Roll	12/10/2020
2020	101	FV	247,300	0	5,700.	502,400	749,700	749,700	Year End Roll	12/18/2019
2019	101	FV	208,500	0	5,700.	650,100	858,600	858,600	Year End Roll	1/3/2019
2018	101	FV	208,500	0	5,700.	413,700	622,200	622,200	Year End Roll	12/20/2017
2017	101	FV	208,500	0	5,700.	378,200	586,700	586,700	Year End Roll	1/3/2017
2016	101	FV	208,500	0	5,700.	307,300	515,800	515,800	Year End	1/4/2016
2015	101	FV	196,400	0	5,700.	307,300	503,700	503,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:13:41

LAST REV

Date	Time
04/09/20	10:38:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 1584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTFORD KAREN	1555-88	1	2/24/2020	Convenience	99	No	No		
HARTFORD KAREN	1550-117	1	10/16/2019	Convenience	100	No	No		
HARTFORD KAREN	1507-139		5/11/2017	Convenience	10	No	No		
AHERNE AMY J	1235-41		3/30/2001		320,000	No	No		
	687-76		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Inspected	HS	Hanne S
11/15/2017	MEAS&NOTICE	BS	Barbara S
1/31/2009	Meas/Inspect	345	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	502,349	Spl Credit		Total:	502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33093381
Const Adj.:	0.99989998
Adj $ / SQ:	146.388
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347414
Depreciation:	91717
Depreciated Total:	255696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

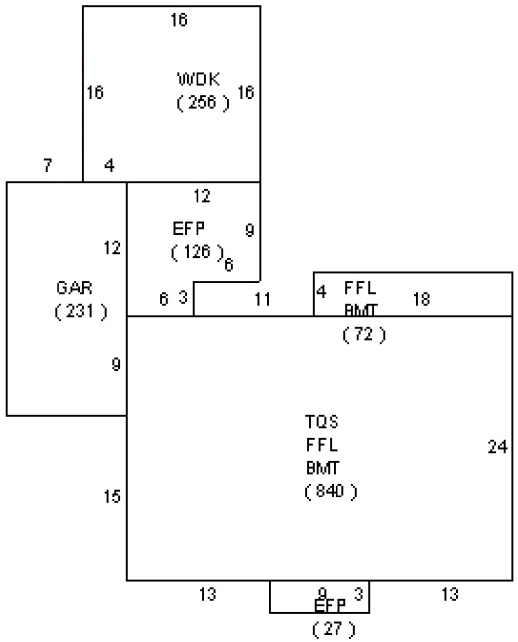
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.39
Special Features:	0	Val/Su Net:	82.64
Final Total:	255700	Val/Su SzAd	165.82

SKETCH



Sum Area By Label :
TQS = 840
FFL = 912
BMT = 912
GAR = 231
EFP = 153
WDK = 256

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	43.920	40,052
FFL	First Floor	912	146.390	133,506
TQS	3/4 Story	630	122.970	77,469
WDK	Deck	256	9.910	2,536
GAR	Garage	231	25.820	5,964
EFP	Enclos Porch	153	45.010	6,887

Net Sketched Area:	3,094			Total:	266,414
Size Ad	1542	Gross Area	3304	FinArea	1290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: